

The City of Falls Church's Ground Floor Retail Occupancy Rate

Mixed Use Building Ground Floor Retail Space: 96.4% occupancy rate

Overall 3.6% vacancy rate. Industry norm is 5-10%

This is retail space in the ground floor of mixed use buildings constructed since 2003 including the:

- Spectrum
- Broadway
- Byron
- Pearson Square
- Northgate
- Read Building

Marketed ground retail space in the Read Building, the Spectrum, the Byron, Broadway, and Pearson & Tax Analysts is completely full.

Total marketed retail square footage in these mixed use buildings is 104,183 square feet. Only one space in Northgate totaling 3,780 square feet is vacant. This space is suitable for restaurant use.

The Byron: 100% occupied



Occupant	Square Feet		
Virginia Health Center	2,750		
Plaka Grill	2,610		
Blue Nectar Yoga	2,660		
Penzey's	2,339		
Edward Jones	1,427		
Condo Office	1,500		
		→ Total Square Feet	13,286
		Total Retail SF Vacant	0

Broadway: 100% occupied



Occupant	Square Feet		
The Locker Room	3,139		
Nails Boutique	1,613		
The Minimally Invasive Pain Institute	8,469		
Pivot Physical Therapy	1,362		
		→ Total Square Feet	14,583
		Total Retail SF Vacant	0

The Spectrum: 100% occupied



Occupant	Square Feet		
Moby Dick's	2,628		
Mad Fox	9,118		
Bedazzled	1,500		
Sweet Frog	1,866		
Core Power Yoga	5,859		
Amazing Smiles	1,910		
Supercuts	1,882		
Nail Bonita	1,805		
My Thrive Pilates	2,009		
For Eyes	2,829		
		→ Total Square Feet	31,406
		Total Retail SF Vacant	0

For more information, please contact the City of Falls Church Economic Development Office: 703-248-5491 (TTY 711)
<http://www.fallschurchva.gov/edo>

August 2015

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Pearson & Tax Analysts: 100% occupied



Occupant	Square Feet		
Body Dynamics	9,700		
Edward Jones	1,257		
Creative Cauldron	3,037		
Stylish Patina	1,988	→	Total Square Feet 21,871
Gentle Touch Dental Spa	1,427		Total Retail SF Vacant 0
Pizzeria Orso	1,500		
The Happy Tart	2,962		

The Read Building: 100% occupied



Occupant	Square Feet		
PNC	2,400	→	Total Square Feet 2,400
			Total Retail SF Vacant 0

Northgate: 82% occupied



Opened in 2014

Occupant	Square Feet		
Title Boxing	5,004		
Café Kindred	2,004		
International Tax Services	2,732		
The Yogi Underground	1,881	→	Total Square Feet 20,637
Kaleidoscope Salon	1,516		Total Retail SF Vacant 3,780
Hertz	1,519		
Comfort First Family Dental	2,201		
Available - vented space	3,780		



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